



## **CITY OF SUNNYVALE ADMINISTRATIVE HEARING**

**MINUTES**  
**Wednesday, July 26, 2006**

**2006-0641** – Application for a Use Permit on an 18,000 square foot site to allow a resident caretaker on an industrial property. The property is located at **625 East Taylor Avenue** in an MS/ITR/R-3 (Industrial and Service/Industrial to Residential/Medium Density Residential) Zoning District (APN: 205-29-007)

In attendance: Eileen Murray, Applicant; Andrew Miner, Administrative Hearing Officer; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

**Mr. Andrew Miner**, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

**Ryan Kuchenig**, Project Planner, stated that the application is for a Special Development Permit to allow a caretaker's unit in conjunction with an existing business on an industrial site at 625 East Taylor Avenue. The property zoned M-S/R-3/ITR/PD, which allows for the conversion to a medium density residential use. The applicant/owner is not proposing to redevelop the site at this time, but instead, proposes to maintain the site for industrial use in combination with a residential caretaker's unit. The two businesses, "Engineered Concepts" and "The Maids", conduct business from 8-5pm daily. The applicant notes that the business contains expensive specialized machinery and the caretaker's unit would provide valuable security for the site. Staff does recommend approval.

Mr. Miner had some landscaping questions for the planner.

**Mr. Miner opened the public hearing.**

**Eileen Murray**, Applicant, received and reviewed a copy of the staff report. Ms. Murray stated that a lot of the landscaping has not been maintained, she also showed the Hearing Officer areas on the property where landscaping can be added. Ms. Murray stated that they do not want to make any changes to the property. The applicant stated that the person occupying the caretaker unit will be in charge of maintaining the grounds.

**Mr. Miner closed the public hearing.**

**Mr. Miner approved the application subject to the Findings and Conditions of Approval located in the staff report with modifications to condition 1.C. That the caretaker's unit shall only be valid in conjunction with the existing business for which an approved business license for the site is in effect. Mr. Miner also added a condition that a lease must be provided and approved by the Director of Community Development stating the duties of the person occupying the caretaker's unit.**

**Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.**

The meeting was adjourned at 2:14 p.m.

Minutes approved by:

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Andrew Miner, Principal Planner